

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 23 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 23 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1739.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

48 5/23/2018
Deputy Aud. Date

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, THAT MATTHEW J. WINKLER and DARLENE S. WINKLER, married to each other, both adults, the GRANTORS, of Van Wert County, Ohio, in consideration of One Dollar (\$1.00) and other valuable considerations to them in hand paid by VALERIE PETITT and ELEASE N. KREISCHER, the GRANTEES, whose tax mailing address is 11769 Wabash Road, Rockford, Ohio 45882, do hereby Grant, Bargain, Sell, and Convey to the said GRANTEES, VALERIE PETITT and ELEASE N. KREISCHER, for their joint lives, remainder over in fee simple to the survivor of them, the following described real estate, situate in the Township of Blackcreek, County of Mercer and State of Ohio, to-wit:

PARCEL ONE:

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, and in the Southeast Quarter of Section Three (3), Township Four (4) South, Range One (1) East, being more particularly described as follows:

Commencing at an iron pin at the East Quarter post of said Section Three (3);

Thence, North 89°35' 02" West, Five Hundred Five and Seventy-one Hundredths (505.71) feet along the North line of the East Half (1/2) of the Southeast Quarter (1/4) of said Section Three (3) to a point, being the Point of Beginning;

Thence, South 02°21' 42" East, Two Hundred Fifty-six and Twenty-six Hundredths (256.26) feet to a point;

Thence, North 55°22' 34" West, Four Hundred Fifty-five and Twenty-nine Hundredths (455.29) feet to a point;

Thence, South 89°35' 02" East, Three Hundred Sixty-four and Ten Hundredths (364.10) feet along the North line of the East half (1/2) of the Southeast Quarter (1/4) of said Section Three (3) to the Point of Beginning, containing 1.070 acres of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated July 18, 2011, on file in the County Tax Map Office.

Parcel is an "Add To" parcel only. Not for use as a separate building site.

ALSO

Being a tract of land out of the Northeast Quarter (1/4) of Section Three (3), Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at a stone located on the intersection of the centerline of the Harner Road with the Mercer-Van Wert County Line, said stone being as shown in the Mercer County Road Record Book 3, Page 27;

Thence South 1°04' West Six Hundred Thirty-two and Forty-five Hundredths (632.45) feet on and along the centerline of the Harner Road to its intersection with the centerline of U.S. Route 33;

Thence South 67°02' East on and along the forward tangent of U.S. Route 33, Eight Hundred Eighty-two and Five Hundredths (882.05) feet to a point, said point being Highway Station 22+97.25 as shown on the plat of survey as recorded in Mercer County Plat Book 4, Page 66;

Thence South 62°58' 30" East along the forward tangent of U.S. Route 33, One Thousand Eighty-two and Ninety-one Hundredths (1,082.91) feet to a point;

Thence continuing along the forward tangent of U.S. Route 33 on a bearing of South 66°12' East Eight Hundred Seventy-one and Sixty-six Hundredths (871.66) feet to a point on the East line of Section Three (3);

Thence South 1°35' 30" West a distance of Nine Hundred Twenty-two and Eighty Hundredths (922.80) feet to the East Quarter post of Section Three (3);

Thence North 89°01' West Two Thousand Six Hundred Sixteen and Seventy-two Hundredths (2,616.72) feet to the center of Section Three (3);

Thence North 1°52' East, Two Thousand Six Hundred Seventy and Eighty-four Hundredths (2670.84) feet to a point on the Mercer-Van Wert County Line, said point also being the North Quarter post of Section Three (3), Blackcreek Township;

Thence South 88°40' East on and along the Mercer-Van Wert County Line, One Hundred Six and Ninety-two Hundredths (106.92) feet to the place of beginning. The tract herein described is that portion of the Northeast Quarter (1/4) of Section Three (3), Blackcreek Township, that lies South of U.S. Route 33 and West of the Hamer Road.

LESS AND EXCEPT a Two and One Hundredths (2.01) acre tract as described in the Mercer County Record of Deeds, Volume 206, Page 345, and as shown on a plat of survey as recorded in Mercer County Plat Book 8, Page 18. Said Less & Exception is described as follows:

Being a parcel of land situated in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Range One (1) East, Town Four (4) South, Blackcreek Township, Mercer County, Ohio, more definitely described as follows:

Beginning at point "E" in the centerline of State and U.S. Route 33, a distance of Five Hundred Sixty-one and Eleven Hundredths (561.11) feet Southeast of the intersection of the Samples Road and Route 33 in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Range One (1) East, Town Four (4) South, Blackcreek Township, Mercer County, Ohio;

Thence, South 64°06' East along the centerline of Route 33 a distance of One Hundred (100) feet to point "F";

Thence, South 63°26' East along the centerline of Route 33 a distance of One Hundred (100) feet to point "G";

Thence, South 62°40' East along the centerline of Route 33 a distance of One Hundred (100) feet to point "H";

Thence, South 61°58' East along the centerline of Route 33 a distance of One Hundred (100) feet to point "I";

Thence, South 61°20' East along the centerline of Route 33 a distance of Seventy-three and Eighty-four Hundredths (73.84) feet to point "J";

Thence, South 61°04' East along the centerline of Route 33 a distance of Sixty-eight and Sixty-eight Hundredths (68.68) feet to point "A";

Thence, South 27°00' West a distance of One Hundred Sixty (160) feet to point "B";

Thence, North 63°00' West a distance of Five Hundred Forty (540) feet to point "C";

Thence, North 26°05' East a distance of One Hundred Sixty-four and Twenty-five Hundredths (164.25) feet to the point of beginning.

Points "E-F-C-H-I-J and A" are centerline stations used by the State Highway Department on Location Plan of State and U.S. Route 33, Recorded in Plat Book 4, Page 66, Mercer County Recorders Records.

Tract contains Two and One-hundredths (2.01) acres of land and is subject to right-of-way of State and U.S. 33 on the North.

The afore described tract with exception contains Ninety and Two Hundredths (90.02) acres, more or less, of which Two and Nine-Two Hundredths (2.92) acres, more or less, is presently utilized for roadway purposes.

ALSO LESS AND EXCEPT the following described tract:

Being a tract out of the Northeast Quarter (1/4) of Section Three (3), Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at a point on the East line of Section Three (3), Blackcreek Township, where said line crosses the centerline of U.S. Route 33:

Thence South 1°35' 30" West on and along the East line of Section Three (3), a distance of Nine Hundred Twenty-two and Eighty Hundredths (922.80) feet to a corner post at the Southeast corner of the Northeast Quarter (1/4) of Section Three (3);

Thence North 89°01' West along the South line of the Northeast Quarter (1/4) of Section Three (3) a distance of Five Hundred Six and Thirty-nine Hundredths (506.39) feet to a corner post;

Thence North 8°13' West a distance of Six Hundred Forty-one and Eighty-seven Hundredths (641.87) feet to a Five-eighths (5/8) inch iron pin:

Thence North 17°03' West a distance of Two Hundred Eight and Two Hundredths (208.02) feet to a point;

Thence North 33°02' East a distance of Three Hundred Fifty-three and Seventy Hundredths (353.70) feet to a point on the centerline of U.S. Route 33;

Thence South 66°12' East along the forward tangent of U.S. Route 33 a distance of Five Hundred Thirty-seven and Fifty-six Hundredths (537.56) feet to the place of beginning.

The afore described tract of land contains Thirteen and Ninety-eight Hundredths (13.98) acres, more or less, of which Thirty-seven Hundredths (0.37) of an acre is presently utilized for roadway purposes.

Containing after said exceptions Seventy-six and Four Hundredths (76.04) acres, more or less, subject to all legal highways and easements of record imposed thereon.

Tax Parcel No. 01-001600.0100

Tax Map No. 01-03-200-003

Prior Transfer: Instrument #201500002444 and 201500000300

PARCEL TWO:

Being the West One-half (1/2) of the Southeast Quarter (1/4) of Section Five (5), Township Four (4) South, Range One (1) East, containing Eighty (80) acres, more or less.

LESS AND EXCEPT the following described tract:

Commencing at a mag nail at the Southwest corner of the Southeast Quarter of Section Five (5), Township Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio;

Thence North 90°00' 00" East, along the South line of said Quarter, Five Hundred Forty-six and Fourteen Hundredths (546.14) feet to a mag nail for the place of beginning;

Thence North 00°00' 00" East, Six Hundred Twenty-six and Sixty-five Hundredths (626.65) feet to an iron rod;

Thence North 90°00' 00" East, Three Hundred Forty-seven and Fifty-six Hundredths (347.56) feet to an iron rod;

Thence South 00°00' 00" West, Six Hundred Twenty-six and Sixty-five Hundredths (626.65) feet to a mag nail on the South line of said Quarter;

Thence South 90°00' 00" West, along said South line, Three Hundred Forty-seven and Fifty-six Hundredths (347.56) feet to the place of beginning.

Containing 5.00 acres more or less and being part of the Southeast Quarter of Section 5, Blackcreek Township, Mercer County, Ohio.

This description is subject to all easements and roadways of record and is part of the lands described in OR 122, Page 1512 and is shown on a plat filed with the Mercer County Engineer.

All bearings for this description were turned from the South line of the Southeast Quarter of Section 5, Blackcreek Township (also centerline of Winkler Road) and was assumed to be N 90°00' 00" E for this survey.

Said tract is subject to the following easement previously reserved by the Grantor Nicholas Winkler, on behalf of himself, his heirs, successors and assigns:

Commencing at a mag nail at the Southwest corner of the Southeast Quarter of Section Five (5), Township Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio;

Thence North 90°00' 00" East, along the South line of said Quarter, Five Hundred Forty-six and Fourteen Hundredths (546.14) feet to a mag nail for the place of beginning;

Thence North 00°00' 00" East, Six Hundred Twenty-six and Sixty-five Hundredths (626.65) feet to an iron rod;

Thence North 90°00' 00" East, Thirty (30.00) feet to a point;

Thence South 00°00' 00" West, Six Hundred Twenty-six and Sixty-five Hundredths (626.65) feet to a point on the South line of said Quarter;

Thence South 90° 00' 00" West, along said South line, Thirty (30.00) feet to the place of beginning.

Containing 0.432 acres more or less and being part of the Southeast Quarter of Section Five (5), Blackcreek Township, Mercer County, Ohio.

This description is subject to all easements and roadways of the records and is part of the lands described in OR 122, Page 1512 and is shown on a plat filed with the Mercer County Engineer.

All bearings for this description were turned from the South line of the Southeast Quarter of Section 5, Blackcreek Township (also the centerline of Winkler Road) and was assumed to be North 90°00' 00" East for this survey.

ALSO, being part of the East One -half (1/2) of the Southwest Quarter (1/4) of Section Five (5), Township Four (4) South, Range One (1) East and more particularly described as follows:

Commencing at an iron pin set on the center of Section Five (5);

Thence South on and along the North-South half section line Three Hundred Forty-six and

Fifty Hundredths (346.50) feet to a point as the PLACE OF BEGINNING; thence continuing South along the North-South half section line Three Hundred Ninety-six (396.00) feet to a point;

Thence West Eighty-two and Fifty Hundredths (82.50) feet to a point;

Thence North Three Hundred Ninety-six (396.00) feet on a line parallel to the half section line to a point;

Thence East Eighty-two and Fifty Hundredths (82.50) feet to the place of beginning, containing Seventy-five Hundredths (.75) of an acre, more or less.

The afore described tract contains a total of Seventy-five and Seventy-five Hundredths (75.75) acres, more or less, including all highways and easements of record. All bearings for the above description are based on an assumed bearing of the North-South half section line as being North-South.

Tax Parcel No. 01-005600.0000

Tax Map No. 01-05-400-001

Prior Transfer: Instrument #201500002444 and 201500000300

PARCEL THREE:

Commencing at a mag nail at the Southwest corner of the Southeast Quarter of Section 5, T-4-S, R-1-E, Blackcreek Township, Mercer County, Ohio; thence N 90° 00' 00" E, along the South line of said Quarter, Five Hundred Forty-six and 14/100 (546.14) feet to a mag nail for the place of beginning; thence N 00° 00' 00" E, Six Hundred Twenty-six and 65/100 (626.65) feet to an iron rod; thence N 90° 00' 00" E, Three Hundred Forty-seven and 56/100 (347.56) feet to an iron rod; thence S 00° 00' 00" W, Six Hundred Twenty-six and 65/100 (626.65) feet to a mag nail on the South line of said Quarter; thence S 90° 00' 00" W, along said South line, Three Hundred Forty-seven and 56/100 (347.56) feet to the place of beginning.

Containing 5.000 acres more or less and being part of the Southeast Quarter of Section 5, Blackcreek Township, Mercer County, Ohio.

This description is subject to all easements and roadways of record and is part of the lands described in OR 122, Page 1512 and is shown on a plat filed with the Mercer County Engineer.

All bearings for this description were turned from the South line of the Southeast Quarter of Section 5, Blackcreek Township (also the centerline of Winkler Road) and was assumed to be N 90° 00' 00" E for this survey.

Said tract is subject to the following easement reserved by Grantor, on behalf of himself, his heirs, successors and assigns:

Commencing at a mag nail at the Southwest corner of the Southeast Quarter of Section 5, T-4-S, R-1-E, Blackcreek Township, Mercer County, Ohio; thence N 90° 00' 00" E, along the South line of said Quarter, Five Hundred Forty-six and 14/100 (546.14) feet to a mag nail for the place of beginning; thence N 00° 00' 00" E, Six Hundred Twenty-six and 65/100 (626.65) feet to an iron rod; thence N 90° 00' 00" E, Thirty and 00/100 (30.00) feet to point; thence S 00° 00' 00" W, Six Hundred Twenty-six and 65/100 (626.65) feet to a point on the South line of said Quarter; thence S 90° 00' 00" W, along said South line, Thirty and 00/100 (30.00) feet to the place of beginning.

Containing 0.432 acres more or less and being part of the Southeast Quarter of Section 5, Blackcreek Township, Mercer County, Ohio.

This description is subject to all easements and roadways of record and is part of the lands described in OR 122, Page 1512 and is shown on a plat filed with the Mercer County Engineer.

All bearings for this description were turned from the South line of the Southeast Quarter of Section 5, Blackcreek Township (also the centerline of Winkler Road) and was assumed

to be N 90° 00' 00" E for this survey.

Reference is made to a survey by Warren L. Foy, Registered Surveyor #S-6381, dated June 4, 2007.

Tax Parcel No. 01-005600.0100

Tax Map No. 01-05-400-003

Prior Transfer: Instrument #200700004137

and all the estate, right, title, and interest of the said GRANTORS in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEES, for their joint lives, remainder over in fee simple to the survivor of them.

And the said GRANTORS, MATTHEW J. WINKLER and DARLENE S. WINKLER, do hereby covenant and warrant that the title so conveyed is clear, free, and unincumbered, and that they will defend the same against all lawful claims of all persons whomsoever.

Grantors release all rights of dower therein, if any.

WITNESS my hand this 7TH day of MAY, 2018.

Matthew J. Winkler
MATTHEW J. WINKLER

Darlene S. Winkler
DARLENE S. WINKLER

STATE OF Indiana :
COUNTY OF Adams : SS:

On this 7TH day of MAY, A.D., 2018, before me a Notary Public in and for said County, personally came MATTHEW J. WINKLER and DARLENE S. WINKLER, the GRANTORS in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.

Beverly K Hunter
-Notary Public



Commission Expires: 12-10-2021

A resident of Adams County, Indiana

Beverly K Hunter
Beverly K Hunter, Notary Public

This instrument prepared by:
Attorney Charles F. Koch
KOCH LAW OFFICES
106 West Main Street
Van Wert, Ohio, 45891